

Audit's[®] MARKET ANALYSIS OF SECURITIES OF REITS AND REAL ESTATE COMPANIES

Realty Stock Review

February 22, 1985 (Priced Feb. 19)

VOL. XVI, No. 4

MARKET STRATEGY: AN OMINOUS WORD FROM MR. FED RAISES SPECTRE OF HIGHER RATES

Federal Reserve Chrm. Volcker told Congress this week that the Fed has essentially shifted into neutral -- i.e., the Fed has stopped easing credit but isn't tightening it either. The bond market promptly got the chills, reasoning that when autumn comes, winter is not far behind.

Clearly the Fed remains in a box: if it tightens credit and interest rates rise, the dollar will become even stronger and hurt U.S. export trade; if it keeps easing credit, it could rekindle inflation.

The indecision is already melting some of those heaping Jan. stock price gains: the Dow-Jones Industrials fell 0.4% in the latest two weeks (see Performance table, p. 8), while realty stocks managed a 0.9% gain. But manufactured housing and major homebuilding stocks, leaders in the Jan. rally, slipped in this icy blast and fell 4.1% and 0.3% respectively. The mortgage trusts, also darlings in a lower-rate climate, dipped 0.3% also.

Our outlook: we see flat to very moderately rising rates for the next few months. Our investment posture favors

stocks which should do well in a reasonably attractive credit climate. Look at two long overlooked groups:

Mortgage bankers and financiers are strong because investors can see the values of mortgage servicing portfolios. **Brokers Mtg.** will sell to Travelers Corp. for \$11.75/sh. Travelers stock; shares hit a new high (p.5). **Berg Enterprises** has literally exploded since it announced plans to open home mortgage lending centers at 13 K mart Corp. stores (9 in N.J., 4 in Nev.). **American Century** completed sale of a control block to Texas land developer G.H. Stool. And even **Fanny May** stock touched a new high -- before Volcker's caution.

Realty services got a boost thru hopes of stronger business. **Grubb & Ellis** has been strong on benefits of the Henry S. Miller merger, and **Johnstown Amer.** up on sale of \$35 mil. debentures, with funds for acquisitions. And **Van Schaack's** 52% control block was sold by I.C.H. Corp. to a group headed by three Denver commercial property men joined in Austin Capital Corp. Price: \$12 mil. for 720,000 sh. or \$16.67/share.

Two sought-after REITs slipped: **Realty ReFund** will redeem 356,000 sh. at \$16.75, and Street talk has **MassMutual Mtg.** seeking a friendly buyer.

DEPARTMENTS INSIDE

Asset Play Stock: Feb...	2
List of Asset Plays.....	3
Buy-Sell-Hold advices...	6
RSR Stock Rankings.....	6
Comparative Statistics.....	6-8

Appraised asset values.... 5

New Highs & Lows.....	5
Group Action Summary.....	8
REVIEWS & COMMENTS	
American Pacific Corp.....	4
CleveTrust Realty Inv.....	4

ICM Property Inv.....	4
Mellon Partic. Mtg. Tr	5
Nat. Capital RE Tr....	4
Perini Invest. Props..	2
B.F. Saul REIT.....	4

NOTICE TO SUBSCRIBERS: We are completing a new brochure describing our money management services; write or call collect to receive your copy when it is ready.

KENNETH D. CAMPBELL, PRESIDENT/FAYE KREISMAN, STATISTICS/AUDIT INVESTMENTS, INC., 230 PARK AVE., N.Y. 10169

REALTY STOCK REVIEW is published by Audit Investments, Inc., an independent advisor registered with the Securities and Exchange Commission under the Investment Adviser's Act of 1940. Under no circumstances is anything contained herein to be construed as an offer to purchase or a solicitation to sell any security mentioned. Information has been obtained from sources believed to be reliable and reasonable care has been exercised in compilation, but accuracy or completeness cannot be guaranteed. Expressions of opinion are solely the responsibility of the publisher and may be changed at any time without notice. Periodical advisory services are mailed to reach subscribers no later than the Monday following publication date; Audit's officers, employees and printers are not permitted to trade upon any recommendation until the Tuesday following. Investment management clients of Audit may be effecting transactions in securities at any time. Audit will not assign subscriptions without your consent and unused portion refunded on request. Copyright© 1985 by Audit Investments, Inc., 230 Park Ave., New York, N.Y. 10169. May not be reproduced or photographed in any form without written permission. Additional copies available at group rates.

PUBLISHED TWICE MONTHLY ON THE SECOND AND FOURTH FRIDAYS SUBSCRIPTIONS \$244 ANNUALLY/GROUP RATES ON REQUEST

ASSET PLAY STOCKS: PERINI INVESTMENT PROPERTIES COMMON AND PREFERRED ADDED

The general rise in stock prices has made it increasingly difficult to find suitable asset play stocks, especially in the stable growth, less volatile price category. We're adding **Perini Investment Properties Inc.** in this category because it's relatively unknown, having been spun off from Perini Corp. less than a year ago. The common sells at \$12.50, about midway in its recent trading range, and a newly issued \$1.10 preferred, convertible at \$16, sells at \$10.88 to yield about 10%.

We like PNV because it is moving aggressively to expand from a solid property base in downtown San Francisco to three other key markets in which Perini Corp., a major general contractor, has been active for years, namely Boston, south Florida, and Phoenix/Tucson. New deals added since the spinoff have come largely thru Perini Corp. contacts, but this should change later.

PNV current asset value is posted at \$15.23 per share at Sept. 30, which is simply year-end 1983 appraised value plus income for the nine months. We expect current value, when announced, to be about \$16/sh. at Dec. 1984 (hence the preferred conversion price). So at first glance the common, at about 21% discount, and the preferred at appraised value, don't appear to be bargains. But we like the fact that PNV has a very high probability of increasing this current asset value by about 15% yearly over the next three years, or to about \$24.25 per share by 1987's end.

Those increases are baked in the cake, in our view, because they are a function of the appraisals PNV has done on its 44% interest in two major properties, the 453,000 sq. ft. Alcoa Building and adjoining 1,196 DU Golden Gateway Apartments in San Francisco. Estimated future cash flow from both properties has been discounted at 15%, and so as realization of that cash flow approaches with each passing year, value increases by that 15%. The gut question is certainty of those future cash flows.

We believe probability is very high. Alcoa Bldg. rents averaged \$23.98/SF last year, up at 23% annually as older leases are rolled over to true market rents of about \$34/SF. Leases on 41% of space expire over the next three years, and another 11% expires in 1988. Thanks to very tough building regulations, San Francisco offices haven't been glutted like some other premium cities, making big cash flow gains very likely in 1985-1988.

The apartments are rent controlled, which should be negative but isn't because (a) annual rent increases of 4% to 7% are allowed; (b) full pass-thru of utility cost increases is permitted; and (c) units becoming vacant are decontrolled and rents brought to market. As a result apartment rents have risen at 10.4% annually the past five years.

Building on this base, PNV in Dec. bought 161,000 SF Mountain Bay Plaza in Mountain View, Cal. for \$26 mil. (or \$162/SF, including a parking garage). Originally a troubled office because the original developer when bankrupt, the structure stood virtually complete but unoccupied for nearly eight years. Perini Corp. stepped in to form a joint venture with the original developer and obtained completion financing, getting a 45% stake for its efforts; leaseup began in 1981 and was substantially completed in 1984 (\$12.14/SF average rents). PNV then negotiated purchase terms under court approval. The building still has some problems (parking isn't up to code) and heavy leverage of \$22 mil. debt will hurt 1985 net income. But 64% of leases expire thru 1988.

In Oct. 1984 PNV paid \$4.5 mil. for a 37,600 SF office/industrial building in Needham, Mass. triple net leased to GTE Government Systems for \$12/SF. PNV also owns four industrial/office buildings in Easton, Mass. with 110,000 SF, all triple net leased at about \$3.40/SF. These latter properties have some potential for conversion to office use.

PNV has also bought 80% interest in a project to build a 300-room all-suites hotel near the Tucson Airport at \$22

RSR'S MASTER LIST OF ASSET PLAYS

Stock (Exch./Sym./Advice) Reasons for recommendation: Outlook & Results

STABLE GROWTH, LESS VOLATILE PRICE

BAY FINANCIAL (NYSE-BAY) BUY—Price \$24.38	Recom. 9/21/84 @ \$23.88 (Buy below \$23); Aggress. bldg. program boosts asset value (now \$33.94) at 22%/yr.
CLEVETRUST REALTY (OTC-CTRI) HOLD—Price \$19.88 bid	Recommended 1/27/84 @ \$14.25; Est. value \$22-\$24 9/84; Div. up but oper. EPS, CFS off 59% & 38% in Dec. Q; Hires invest. banker to study liquidation, etc.; See p. 4
FIRST UNION RE (NYSE-FUR) BUY—Price \$30.38	Recommended 3/23/84 @ \$21.75; 11% below \$34.17/sh. appr. value; Est. 24% total annual return over 3 yrs. with appr. value then \$45.50, price est. \$38-\$40. Dec. FY oper. CFS \$1.99 sh., up 9%, + 31¢ cap. gain; Buying debts.
FOREST CITY ENT. (ASE-FCEA) BUY—Price \$21.63	Recom. 8/24/84 @ \$16.25; Retailer & invest. bldr.; Est. value \$31-\$46; Scraps plan to create two prop. syndicates.
HOLLYWOOD PARK (OTC-HTRFZ) BUY—Price \$22.50 bid	Recomm. 11/16/84 @ \$18.50 bid; Significant Calif. land values at Hollywood Park and newly acquired Los Alamitos, est. \$30+/sh
HOTEL INVESTORS (NYSE-HOT) BUY—Price \$29.38	Recommended 12/23/83 @ 22; Appr. value \$36.45 8/84; Div. level; Dallas hotel hurts but stabilizes & new units aid EPS; Nov. Q oper. EPS 65¢ sh., up 48%; Aug. FY oper. EPS \$1.82, off 5%
NEWHALL LAND & FARM (NYSE-NHL) HOLD—Price \$45.75	Recom. 7/27/84 @ \$34.00; Est. value \$50/sh.; Devel. Valencia new town N. of Los Angeles; Converted to partnership 1/85.
PERINI INV. PROP. (ASE-PNV) BUY—Prices \$12.50 & \$10.88	Recom. 2/22/85 @ \$12.50 & \$10.88 (pfd.); Est. value \$16 12/84; Buying new props. to shelter cash flow from mature SF props.
B.F. SAUL REIT (NYSE-BFS) BUY—Price \$16.88	Recom. 1/13/84 @ \$13.50; Mgr. now owns 56% & may buy more; Value \$23.15; Sept. FY oper. CFS 12¢; Dec. Q EPS 30¢ (p.4).
SOUTHWEST RLTY LTD (OTC-SSRPZ) BUY—\$12.50 bid	Recom. 4/27/84 @ \$14.50; Appr. value \$21.12 6/84; Pays \$1.32 tax sheltered + about 50% surplus ltd. part. depr.

RECOVERY/TURNAROUND, MORE VOLATILE PRICE

AMERICAN PACIFIC (OTC-APFC) BUY—Price \$3.75 bid	Recom. 2/10/84 @ \$4.75; Insiders hold 47% at \$5.50; Est. value \$7; Beginning 2,200 DU condo project in San Diego; Sept. FY oper. loss d12¢; Dec. Q 4¢ from ops. (p.4)
HALLWOOD GROUP (NYSE-HWG) BUY—Prices \$1.38 & \$9.00	Recom. 5/25/84 @ \$1.00 com. (Pfd. \$6.88); Book \$1.27 dil.; New co. combining two former REITs (Atlan. Metro & UMET) into prop. & invest. banking co.; Restructured Saxon Oil.
LEISURE TECH (ASE-LVX) BUY—Price \$6.63	Recom. 1/25/85 @ \$5.88; also 12.5% converts. @ 85; Adult bldr. w/ large land holdings, book value \$6.60 convtd. +\$3-\$4.
NATL. CAPIT. RE TRUST (OTC-NCETS) BUY—Price \$4.75	Recom. 6/22/84 @ \$5.13; Appr. value \$8.29; Troubled REIT hired new mgr.; Refinanced two props., extended one loan; Deferred div. 2/85 (had paid capital) to upgrade props. (p.4)
SOUTHMARK CORP (NYSE-SM) BUY—Price \$7.75	Recom. 10/19/84 @ \$7.63; Shs. near net tangible book val. Play on continued ability to sell props. at good gains.
TRI-SOUTH INVEST (NYSE-TSI) HOLD—Price \$5.75	Recom. 2/24/84 @ \$6.00; Deltec Secur. owns 35%, ended standstill agmt.; Sold noneaming resort & apt. to build cash to about \$5.25/sh.; agrees to merge w/ Avalon Energy

mil. estimated cost (\$73,000/rm.). When completed, it will be operated as a Radisson Hotel franchise.

PNV's operating net cash flow of 43¢ sh. in the nine months to Sept. was up 2% on a pro forma basis, while a 32¢ property sale gain in 1983 wasn't repeated in 1984. 1984 cash flow probably was in the 60-65¢ range. PNV is organized as a taxable entity, since its negative cost basis in the San Francisco properties didn't permit conversion to a REIT. PNV strategy instead is to buy new properties on about 4-to-1 leverage to shelter cash flow from the older properties. PNV expects to consider a common dividend in Sept. and ultimately

targets payout of 50%-60% of cash flow, which should then be tax sheltered. Meantime income seekers will go to the preferred, which is taxable. PNV is about 33% owned by Perini families, and a Perini Corp. ESOP is required to sell its 8% stake. Harris Assoc., a Chicago investor, has acquired about 15% for long term investment. Both common and preferred are added as long-term buys.

NEWS OF ASSET PLAY STOCKS: FIRST UNION BOOSTS NAV; CLEVETRUST'S BUMMER QUARTER

First Union RE reported current value per share rose 5% in 1984 to \$34.17, up slightly more than inflation. Operating EPS of \$1.76/sh. was up 9%.

FUR also authorized repurchase of up to \$10 mil., or 26%, of the 10.25% convertibles it sold last fall.

CleveTrust Realty Investors reported 24¢ operating cash flow in the Dec. qtr., down 38% on higher litigation expenses and cost of a current liquidation study. Operating revenues fell 10%, reflecting tougher leasing markets and lower interest income. CTRIS said it has tentatively settled a shareholders' derivative lawsuit but declined to reveal terms until all parties sign. We continue shares as holds because we think liquidation becomes a less likely alternative in face of weakness in CTRIS' three principal office markets, Denver, Tulsa and Dallas.

National Capital Real Estate Trust deferred its dividend to generate cash to repair and upgrade properties. NCETS is a recovery situation and had been paying dividends out of capital. It says property upgrading is essential to realize fair values; we agree. Shares fell 50¢ on news; buy now.

American Pacific Corp. holds C Rank in our latest Ranking review. APFC lost 12¢ sh. from continuing operations in its Sept. 1984 year, double the 6¢ loss of 1983. Best news is that APFC decided to jettison its financial services operations (insurance, pension plan administration) which lost 35¢ sh. APFC operating profit of \$5.7 mil. is now derived 58% from housing development, 38% from chemicals (solid rocket fuel), 15% from other operations, and minus 10% from operating real estate. Most land in a Florida community was sold and APFC is near construction start on a 2,200 DU San Diego condo project, which is now held in a limited partnership with company options. Debt at \$104 mil. remains a high 3.4 times equity. APFC's long digestion has disappointed us but latest moves are constructive; buy.

B.F. Saul REIT falls to C Rank because of weak but improving cash flow and lower dividends. BFS (which is not a REIT) lost 75¢ sh. from operations in its Sept. 1984 year, vs. \$1 loss in 1983. Gain on property sales added 2¢,

vs. \$1.67, and 14¢ loss on refinancing of mortgage debt was recorded. Net operating cash flow turned positive by 12¢, vs. 26¢ drain in 1983. An 11¢ sh. cash flow deficit was reported for the Dec. qtr., when EPS of 30¢ included 59¢ property sales gains and 13¢ taxloss benefits. BFS overall return on gross property investment rose 18% to 12.2% before debt service in 1984, with shopping centers up to 12.3% and hotels at 11.9%. Office and industrial property returns nearly doubled but were a subpar 6.9%. BFS owns 3.8 mil. sq. ft. shopping centers in 25 projects, most near Washington, D.C. and in the southeast; 1.4 mil. SF office space, most in Atlanta where BFS is building the Circle 75 Parkway center, and outside Washington; 734,000 SF industrial; 2,131 hotel rooms, including 228 under construction. BFS is offering to buy all shares from holders with less than 100 shares at \$18. Insiders own about 56%. Current net asset value rose 13% to \$23.15/sh. Buy for value gains and going private.

New REITs keep finding a ready market, and the variety of investment goals tells a lot about the new-found creativity of REIT sponsors. Added are:

ICM Property Investors Inc. raised \$115 mil. in late Jan. by selling 5.75 mil. shs. at \$20; it immediately listed on the NYSE, where shares have fallen to \$18.38. ICM marks a reprise for Arthur W. Viner and other veteran REIT managers in the sponsor, New York City mortgage banker Investors Central Mgmt., which had sponsored and lost control (in 1983) of ICM Realty (now EastGroup Properties). New ICM will operate as an equity trust seeking preferred returns by combining three roles in new properties: a general partnership in a joint venture owning a property; land purchase/leasebacks giving fixed rent plus 50% of rent increases over a base; and long-term fixed rate mortgages yielding about 11.5%. Drawing on prior experience, sponsors have designed the format to give new ICM (a) property purchases at wholesale cost, and (b)

equal control with local partners in a property's operations. Initial investments include 140,000 SF office in Colorado Springs; 160,000 SF office in Westwood, Mass. near Boston; 227,000 SF mixed use complex in Edison, N.J.; 144,000 SF office in San Antonio; and 1,200 space parking garage in Hartford. These five will cost about \$85 mil. or 80% of net proceeds. To induce developers to accept ICM's commitment before the stock was sold, ICM agreed to issue 3,333 warrants to each such developer for each \$1 mil. funded; alternatively, a subsidiary of Siemens AG, West German electrical manufacturer, will receive such warrants if it provides a firm funding commitment to the developer. The formula could result in 283,300 warrants to buy shs. at \$21.50. Siemens has bought a significant minority interest in ICM's investment management, and the manager and Siemens were prepared to buy 450,000 sh. (7.8%) of the public offering. The manager receives a base fee of 0.5% of net invested assets plus 5% of net income, plus incentives of another 2.5% of income over \$2.00/sh. and another 2.5% of income over \$2.50/sh. There's enough firepower to merit L-T commitments.

Mellon Participating Mortgage Trust is added to Group 3-Mortgage following sale of 8.6 mil. shs. at \$10 Feb. 13. Sponsored by a subsidiary of the major Pittsburgh bank, MPMTS is managed by Robert L. Kinney and James T. Foran, two former key executives of Merrill Lynch, Hubbard, Inc. MPMTS will put about 60% of \$79 mil. net proceeds into first mortgages with equity enhancements (participations, conversion or similar rights) and the rest in land purchase/leasebacks, wraparound mortgages, and accrual loans (i.e., loans in which part of base interest is accrued and due at maturity). MPMTS expects to make loans maturing or saleable in approx. 10 years, so the trust will be self-liquidating at approx. that time. No additional shares will be issued. Shs. trade OTC.

Calton Inc., New Jersey based homebuilder 49% owned by Hovnanian Enterprises, will be reviewed later.

NEW HIGHS & LOWS: NEW HIGHS CONTINUE REBOUND, OVERPOWER LOWS BY 51-TO-1

New 52-week highs and lows by category thru Feb. 20 are:

NEW HIGHS (51)

Gr.1-Prop. REITs (16): Commonwlth. Rl., First Union, Golden Corral, Hotel Inves., Hotel Props., IRT Prop., New Plan, Penn. REIT, Pres. Rl. B, Prop. Capital, Prop. Tr. Amer., Santa Anita, Storage Eq., United Dom., Wash. REIT, Western Inv. RET.
Gr.2-Comb. REITs (3): BankAmer. Rlty., Mtg. Growth, Rlty. Income.
Gr.3-Mtg. REIT (5): BRT Rlty., Investors GNMA, L&N Housing, Rlty. Refund, Strat.MI.
Gr.F-Finite (1): Travelers REIT.
Gr.4-Major Bldrs. (3): Centex, Ryland, Std. Pacif.
Gr.5-Other Bldr. (6): Centennial Gr., Christiana, Leisure Tech., Rockwood Natl., Starrett Hsg., Universal Devel.
Gr.6-Income Prop. (5): Cousins Prop., Forest City A, Koger Co., Newhall Inv., Rouse.
Gr.7-Mtg. Fin. (3): Berg Ent., Brokers Mtg., Fed. Natl. Mtg. Assn.
Gr.8-Diversified (5): Walt Disney, Hallwood Gr., Kaufman & Br., MIW Inv., Newhall Ld.
Gr.9-Rlty. Serv. (3): Grubb & Ellis, Johnstown Amer., Van Schaack.
Gr.13-Pfds. (1): Hallwood Gr. pfd.

NEW LOWS (1)

Gr.2-Comb. REITs (1): ICM Prop. Inv.

APPRAISED ASSET VALUE COMPARISONS

QUALIFIED REITS	DATE	APPRAISED VALUE/ SHARE	% PRICE TO APP. VALUE
BANKAMER RLTY	7/84	\$31.50a	96.8%
CALIFORNIA REI#	12/83	\$12.89	87.3%
CLEVETRUST RLTY	9/84	\$23.00b	84.8%
COMMONWLTH RLTY#	11/82	\$17.00	69.1%
FIRST UNION RE#	12/84	\$34.17	87.8%
HOTEL INVESTOR#	8/84	\$36.45	81.3%
HOTEL PROPS #	12/83	\$18.91	84.6%
INTL INCOME PR#	12/83	\$11.79	89.1%
IRT PROPRY CO#	12/83	\$19.60b	100.2%
JMB REALTY	8/84	\$19.40	92.8%
MORTGAGE GROWTH	11/83	\$18.25b	104.1%
NATL CAPITAL RE	12/83	\$8.29	57.3%
NEW PLAN RL TR#	7/84	\$14.90	103.2%
PROPERTY CAPITL	7/84	\$21.70	95.1%
PROPTY TR AMER#	12/83	\$18.50b	79.7%
SANTA ANITA	12/83	\$23.98	98.0%
SIERRA RE EQ82#	12/83	\$11.20	91.5%
SIERRA RE EQ83#	12/83	\$10.27	102.2%
USP RL EST INV#	12/83	\$15.57	67.4%
WASH RE (WRIT)#	12/83	\$26.50b	95.3%
WELLS FARGO M&E	6/84	\$30.31a	88.7%
WESTERN INV RE#	12/83	\$17.98	105.0%
AVERAGE			89.2%
OPERATING COMPANIES			
BAY FINCL CORP	5/84	\$33.94	72.2%
CARLSBERG CORP	5/84	\$17.83	43.5%
FAIRFIELD COM	2/84	\$18.62	81.9%
KOGER CO #	12/84	\$23.01	118.4%
NEWHALL INV PR#	12/83	\$17.90	86.6%
PERINI INV PR #	9/84	\$15.23	83.7%
ROUSE CO #	12/84	\$47.75	86.4%
SAUL (BF) REIT	9/83	\$20.42	82.7%
SOUTHWEST RLTY#	12/83	\$21.12	59.2%
UNICORP AMER	6/84	\$1.03	78.6%
AVERAGE			79.3%

Appraised market values of net assets (i.e., properties held) are either reported publicly by companies or estimated by RSR (see note b). Values are estimated by management and concurred in by independent appraisers except for: Koger Co. values set by independent appraisers; New Plan Realty, management estimate only. Share values are fully diluted.
a-Entity has not revalued mortgages.
b-Estimated by RSR; not confirmed by Trust or Co.

ADVICE	ST	LT	RANK	EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON	LAST 12 MO	PRICE	% CHANGE FEB 5	PROF- JAN 1	P/E RATIO	ANN YIELD	% PR TO MK	RETURN ON BK	MKT VA (MIL\$)
B	B	B		AMERICAN HOTEL	NY-AHR	2	5778	18.69	2.45	DEC	2.47	26.63	1.9	0.5	10.8	9.2	142.5	153.9
H	B/H	A		BANKAMER RLTY	NY-BRE	2	7759	16.18	2.40	OCT	3.67	30.50	-5.1	4.7	8.3	7.9	188.5	236.6
-	-	C		BRT REALTY	AS-BRT	3	6235	2.50	0.00	DEC	0.32	2.88	15.2	35.2	9.0	0.0	115.2	18.0
H	B	B		CALIFORNIA REI#	AS-CT	1	2946	9.41	1.28	SEP	0.94	11.25 X	-2.6	4.7	12.0	11.4	119.6	33.1
-	-	*		CENTRAL MTGGRLY	OC-CMRTS	2	1375	0.42	0.00	SEP	0.34	0.75	0.0	0.0	2.2	0.0	178.6	1.0
H	B	B		CENVILL INVSTR	NY-CVI	2	7007	13.26	2.60	SEP	2.53	22.75	0.5	7.1	9.0	11.4	171.6	159.4
H	B	A		CLEVELAND RLTY	OC-CTRLS	2	2830	14.76	1.52	DEC	1.03	19.50	-6.0	0.6	18.9	7.8	132.1	55.2
H	B	A		CMWILTH FLNC RE	OC-CFGRS	3	4103	9.83	1.20	NOV	1.36	8.83	0.0	4.5	6.5	13.5	90.3	36.4
-	-	C		COMMONWILTH RLTY	OC-CRTYZ	1	1468	9.29	0.68	AUG	2.08	11.75	0.0	17.5	5.6	5.8	126.5	17.2
S/H	S/H	*		CONSOL CAP INCO	OC-CCITS	3	13738	22.37	3.36	SEP	2.68	24.00 X	-7.5	-5.0	9.0	14.0	107.3	330.2
-	B	B		CONSOL CAP RLY#	OC-CCPLS	2	5966	11.63	1.68	AUG	2.65	17.00 X	2.3	3.0	6.4	9.9	145.5	101.4
-	S/H	*		CONSOL CAP SPCL	OC-CCSTS	3	12708	22.36	3.36	SEP	2.84	24.25 X	-3.8	-4.0	8.5	13.9	108.5	308.2
-	B	B		DEL-VAL FLNCL	AS-DVL	3	3105	9.41	1.68	SEP	1.70	15.00 X	8.1	9.1	8.8	11.2	159.4	46.6
H	B	A		EASTGROUP PROPS	AS-EGP	1	2707	21.26	6.96	NOV	6.98	32.38	0.4	-17.0	3.3	21.5	139.2	87.7
-	H/B	B		EASTOVER CORP	OC-EASTS	2	1247	16.07	0.40	SEP	8.47	26.75	10.3	17.6	3.2	1.5	166.5	33.4
H	B	A		FEDERAL REALTY#	NY-FRT	1	7442	11.89	1.44	SEP	1.93	22.75	-1.1	12.3	11.8	6.3	191.3	169.3
H	B	A		FIRST UNION RE#	NY-FUR	1	11390	12.38	1.84	DEC	2.30	30.00	-0.8	14.3	13.0	6.1	242.3	341.7
H	H/S	A		FLORIDA GLF RL#	OC-FGLFS	1	3357	11.32	0.00	OCT	0.59	15.75	0.8	-5.3	26.7	0.0	139.1	52.9
H	H	C		GENERAL GROWTH#	NY-GGP	1	10545	34.25	0.60	DEC	-0.30	31.13	0.4	2.9	0.0	1.9	90.9	328.3
-	-	*		GOLDEN CORRAL	OC-GCRA	1	1320	9.03	0.31	---	0.00	11.50	-2.1	7.0	0.0	2.7	127.4	15.2
H	B	A		GOULD INVESTOR#	AS-GTR	1	1190	27.41	2.50	SEP	2.89	24.75	1.0	7.0	8.6	10.1	90.3	29.5
-	B	A		HEALTH CARE FD	AS-HCN	3	2804	14.52	2.08	DEC	2.57	21.00	6.3	7.7	8.2	9.9	144.6	58.9
H	H	C		IMG PROP INV	AS-HMG	1	1234	18.73	0.60	SEP	-0.85	12.38	0.0	1.1	0.0	4.8	66.0	15.3
-	B	A		P-HOLLWOOD PK RL	OC-ITRFZ	1	3834	8.12	1.60	SEP	2.31	22.25	-1.1	11.3	9.6	7.2	274.0	85.3
B	B	B		P-HOTEL INVESTOR#	NY-HOT	1	2647	21.56	2.60	NOV	2.94	29.63	3.5	6.8	10.1	8.8	137.4	78.4
-	B/H	A		HOTEL PROPS #	AS-HPS	1	2023	10.92	1.72	SEP	2.24	16.00	2.4	13.2	7.1	10.8	146.5	32.4
H	B	B		HUBBARD REI	NY-HRE	1	5827	24.03	2.20	OCT	2.19	26.00	0.0	6.1	11.9	8.5	108.2	151.5
-	-	*		ICM PROP INVSTR	NY-ICM	2	5761	18.44	0.00	---	0.00	18.38	-1.3	-8.1	0.0	0.0	99.7	105.9
-	H/B	A		INTL INCOME PR#	AS-IIP	1	9155	8.69	0.92	SEP	0.87	10.50 X	-4.6	0.0	12.1	8.8	120.8	96.1
-	-	*		INSTRS GNMA TR	OC-INVG	3	682	0.33	2.80	SEP	8.76	23.00	4.5	9.5	2.6	12.2	696.7	254.5
B	B	A		IRT PROPERTY CO#	NY-IRT	2	3954	13.40	1.60	SEP	2.14	19.63 X	4.7	4.7	9.2	8.2	146.5	77.6
-	H	B		JMB REALTY	OC-JMBRS	2	1423	16.11	1.64	NOV	3.34	18.00	0.0	-5.3	5.4	9.1	111.7	25.6
H	B	B		L&L HOUSING	NY-LHC	3	2200	23.77	2.66	DEC	2.84	27.63	0.9	3.8	9.7	9.6	116.2	60.8
B	B/H	A		LOMAS & NET MTG	NY-LOM	3	5550	18.83	2.71	SEP	2.31	24.25	0.3	10.6	10.5	11.2	128.8	134.6
H	B	B		MASSHUTUAL MTG	NY-MML	3	6172	19.36	1.80	OCT	1.52	17.88	-2.7	-2.0	11.8	10.1	92.4	110.4
-	-	*		MELLON PART MTG	OC-MPMTS	F	7520	9.19	0.00	---	0.00	10.00	0.0	0.0	0.0	0.0	108.8	75.2
H	B	B		MONY MTG INV	NY-MYM	3	10005	9.85	0.80	NOV	1.11	8.83	-1.3	6.0	8.0	9.0	90.2	88.8
H	B	A		MORTGAGE GROWTH	AS-MTG	2	4181	12.53	1.48	NOV	2.81	19.00	3.4	7.0	6.8	7.8	151.6	79.4
-	B	*		MSA REALTY CORP	AS-SSS	1	2440	7.87	0.48	SEP	0.10	8.50	0.0	1.4	85.0	5.6	108.0	20.7
H	B	A		MTG & RLTY TRST	NY-MRT	3	7878	15.83	1.80	DEC	1.78	19.38	-1.9	10.7	10.9	9.3	122.4	152.7
-	-	C		MUTUAL REIT #	OC-MUTRS	1	1453	11.56	0.25	SEP	0.93	9.00	-2.7	5.9	9.7	2.8	77.9	13.1
-	B	C		NATL CAPITAL RE	OC-NCCTS	1	3517	4.11	0.60	SEP	-0.68	4.75	-17.4	-5.0	0.0	12.6	115.6	16.7
H	B	A		NEW PLAN RL TR#	AS-NPR	1	11077	6.00	0.99	JUL	0.97	15.38	3.4	12.8	15.9	6.4	256.3	170.4
-	-	C		1 LIBERTY FIRE#	OC-TIRE	1	1513	14.51	1.68	SEP	1.71	14.75	1.7	3.5	8.6	11.4	101.7	22.3
H	B	A		PENN REIT #	AS-PEI	1	2345	19.79	2.40	NOV	4.15	35.75	6.7	15.3	8.6	6.7	180.6	83.8
-	-	B		PITTS & N VA RR	AS-PW	1	1510	6.07	0.56	SEP	-17.45	5.38	-2.2	0.0	0.0	10.4	88.6	-287.5
-	-	C		PRESIDENTIAL RL-A#	AS-PDLA	2	479	5.97	0.88	SEP	1.21	10.75	0.0	-4.4	8.9	8.2	180.1	5.1
B	B/H	C		PRESIDENTIAL RL-B#	AS-PDLB	2	2776	5.97	0.88	SEP	1.21	9.13	1.4	2.8	7.5	9.6	152.9	25.3
H	B	A		PROPERTY CAPTL	AS-PCL	2	8504	11.18	1.82	JAN	1.82	20.63	1.9	7.2	11.3	8.8	184.5	175.4
-	B	A		PROPTY TR AMER#	OC-PTAS	1	3674	10.40	1.20	SEP	0.94	14.75 X	5.6	5.4	15.7	8.1	141.8	54.2
B	B	C		REALTY INCOME	AS-RIT	2	1510	9.85	0.00	OCT	0.79	7.13	0.0	1.9	9.0	0.0	72.4	10.8
H	B	C		REALTY REFOUND	NY-RRF	3	1377	17.43	1.33	JAN	1.33	15.25	-7.6	13.0	11.5	8.7	87.2	21.0
-	B	A		REIT OF CALIF	OC-REITS	1	1703	16.41	2.50	SEP	2.48	29.00	-4.1	10.5	11.7	8.6	176.7	49.4
-	H	*		RES PENSION 1	OC-RPAS	F	2192	22.31	2.00	SEP	2.25	23.75	0.0	8.0	10.6	8.4	106.5	52.1
-	-	*		RES PENSION 2	OC-RPBS	F	4447	17.30	1.68	JUN	2.01	19.00	0.0	5.6	9.5	8.8	109.8	84.5
H	B	A		P-SANTA ANITA	NY-SAR	1	6432	4.63	1.94	SEP	1.97	23.50	-3.1	13.3	11.9	8.3	507.6	151.2
-	-	*		SIERRA RE EQ82#	OC-SRE82	F	1586	7.35	0.70	JUN	-0.10	10.25	5.1	7.9	0.0	6.8	139.5	16.3
-	-	*		SIERRA RE EQ83#	OC-SRE83	F	3017	8.35	0.60	JUN	0.25	10.50	-2.3	0.0	42.0	5.7	125.7	31.7
H	B	C		STORAGE EQUITS	NY-SEQ	1	3155	12.35	1.84	DEC	1.38	19.13	9.3	7.0	13.9	9.6	154.9	60.4
-	-	*		STRATEGIC MTG	NY-STM	3	5010	18.49	0.00	---	0.00	20.88	1.2	2.5	0.0	0.0	112.9	104.6
-	-	*		TRAVELERS REIT	OC-TRATS	F	2523	9.37	0.65	DEC	0.67	10.13	2.5	5.2	15.1	6.4	108.1	25.6
-	B	A		UTD DOMIN RLTY#	OC-UDRT	1	4185	9.89	0.84	JUN	0.80	12.75	8.5	24.4	15.2	6.6	128.9	53.4
-	B	B		USP RL EST INV#	OC-USPTS	1	2500	9.73	2.54	SEP	1.45	10.50	-4.5	-12.5	7.2	24.2	107.9	26.3
-	-	*		VMS S/T INCOME	AS-VST	3	6918	9.60	0.00	---	0.00	10.13	1.3	1.3	0.0	0.0	105.5	70.1
B	B	A		WASH RE (WRIT)#	AS-WRE	1	5369	10.86	1.60	SEP	1.63	25.25	2.0	6.9	15.5	6.3	232.5	135.6
-	-	*		WEDGESTONE RLTY	OC-WEDGS	3	1639	7.97	1.20	DEC	1.15	7.50 X	-1.9	1.6	6.5	16.0	94.1	12.3
B/H	B	A		WELLS FARGO M&E	NY-WFM	2	6512	21.10	2.80	DEC	2.30	26.88	-0.4	4.9	11.7	10.4	127.4	175.0
-	-	*		WESPAC INVSTR #	OC-WESPS	F	5963	6.69	1.08	AUG	-0.05	9.13	-1.3	-6.4	0.0	11.8	136.5	54.5
-	B	A		WESTERN INV RE#	AS-WIR	1	2330	11.69	1.52	SEP	1.52	18.88 X	4.8	8.6	12.4	8.1	161.5	44.0

REALITY STOCK RANKINGS

REALITY STOCK REVIEW has developed its exclusive Rankings of real estate stocks to indicate relative quality of historic track record for investors. Rankings from "A" to "E", shown in the third column from left in the statistical tables above, are assigned based upon our analysis of five-year earnings and dividend trends, financial strength and liquidity, and management record. Being historical, Rankings are not based upon current price and thus are not intended as recommendations.

An asterisk (*) denotes stocks which cannot be ranked because of insufficient (generally less than two years) operating history in present form or incomplete data. (Z) denotes entities which currently retain Audit or its investment banking affiliate, Campbell & Dillmeier, for specific assignments; and entities for which we are acting as non-retainer intermediary for a publicly announced proposed transaction during the transaction's pendency. (L) denotes liquidating entities, which are not ranked. Rankings and Buy-Sell-Hold advices given without regard to whether the entity subscribes to RSR. Stock prices of REITs tend to be less volatile than stocks of operating companies, hence generally are better suited for longer-term.

BUY - SELL - HOLD ADVICES

Buy - Sell - Hold advices are summarized in the first two left-hand columns in the statistical tables, as "B" = Buy; "H" = Hold; "S" = Sell or Avoid. When two advices are combined (e.g., "B/H"), accent is upon the first advice. Advices are reviewed each issue and advice changes are underlined. Advices are classed as Short-Term ("S/T") for holding less than one year; and Long-Term ("L/T") for one to three years. No advices are given during pendency of a proposed equity-type security offering, or during pendency of an assignment involving Audit or its investment banking affiliate (see "Z" left). Advices are given for most widely held and active stocks, but we cannot advise at all times on thinner, less active stocks. No advices are given for convertibles, warrants or preferreds, which depend upon underlying common.

Advices are solely the responsibility of the publisher and may be changed at any time. The publisher cannot, by law, guarantee profitability of any advices given, but exercises diligence to monitor advices at publication. Since many realty stocks have relatively thin trading markets, investors generally find it advisable to place orders with limits.

Companies and Business Trusts

February 22, 1965

7

ADVICE ST LT	RANK	EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FEB 5	FROM-- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)
- -	C	ABRAMS INDS INC	OC-ABRI	8	1800	7.93	0.24	OCT 1.11 6.50	0.0	-2.5	5.9	3.7	81.5	13.9	11.7
- -	L	ALA MOANA HI PR	NY-ALA	L	16729	1.11	2.50	SEP 0.56↓ 1.88	0.0	25.3	3.4	133.0	169.4	50.5	31.5
H B	C	AMER CENTURY CP	NY-ACT	7	3396	6.60	0.00	DEC 0.76↓ 9.88	0.0	46.4	13.0	0.0	149.7	11.5	33.6
H H	C	AMER CONTNL	OC-AMCC	8	12938	-4.36	0.00	DEC 0.92 8.13	0.0	32.6	8.8	0.0	-0.0	-0.0	105.2
- B	C	AMER PAC CORP	PS-APFC	5	6221	4.95	0.00	DEC -0.30↑ 3.75	-3.4	30.2	0.0	0.0	75.8	-6.1	23.3
- -	C	AMER PACESETTER	PS-AECP	5	2009	10.48	0.00	SEP 0.02 7.38	3.5	15.7	369.0	0.0	70.4	0.2	14.8
H H	C	AMER REALTY	AS-ARB	6	3506	6.98	0.00	SEP 0.20↑ 6.75	1.8	1.8	33.8	0.0	96.7	2.9	23.7
H H	C	AMREP CORP	NY-AXR	5	3666	10.09	0.00	OCT 2.20 15.38	-2.3	17.1	7.0	0.0	152.4	21.8	56.4
H H	C	ANGELES CORP	AS-ANG	9	3275	2.52	0.00	DEC -0.35↓ 7.25	-1.8	5.4	0.0	0.0	287.7	-13.9	23.7
B B	B	BAY FINCL CORP	NY-BAY	6	3101	18.56\$	0.20	NOV 1.27 24.50	-2.0	1.0	19.3	0.8	132.0	6.8	76.0
- -	C	BAYSWATER RLTY	OC-BAYS	7	871	9.39	2.50	JUL 0.65 3.88	0.0	3.5	6.0	64.4	41.3	6.9	3.4
B B	C	BERG ENTERPRISES	NY-BRG	7	4769	4.93	0.00	DEC 1.64←18.88	16.2	34.9	11.5	0.0	383.0	33.3	90.0
H B	D	BRITISH LAND AM	NY-BLA	6	3189	4.02	0.00	SEP -0.25 4.50	0.0	20.0	0.0	0.0	111.9	-6.2	14.4
- -	C	BROKERS MGT SVC	OC-BMTG	7	3850	3.83	0.00	OCT 0.20↓ 11.13	8.6	34.9	55.7	0.0	290.6	5.2	42.9
- -	*	CALTON INC	AS-CN	5	4857	2.61	0.00	NOV 0.44 5.25	73.3	120.6	11.9	0.0	201.1	16.9	25.5
H H	D	CAMPANELLI IND	AS-CAP	5	1993	4.87	0.00	OCT -0.77 2.75	-4.5	29.1	0.0	0.0	56.5	-15.8	5.5
- -	L	CANAL RANDOLPH	NY-CRI	L	1547	5.25	13.00	JUL 54.15 14.00	-1.8	-8.2	0.3	92.9	266.7	1031.4	21.7
- -	C	CARLSBERG CORP	OC-CRLS	8	4560	9.67\$	0.00	NOV 0.41 7.75	0.0	0.0	18.9	0.0	80.1	4.2	35.3
H H	C	CENTENNIAL GP	AS-CEG	5	5918	1.55	0.00	DEC 0.07↑ 1.38	16.0	46.8	19.7	0.0	89.0	4.5	8.2
H B/H	B	CENTEX CORP	NY-CTX	4	19969	15.95	0.25	DEC 2.31↓ 26.25	2.9	14.7	11.4	1.0	164.6	14.5	524.2
H B	C	CHAMPION HOME	AS-CHB	10	35642	1.54	0.00	NOV 0.21 3.75	0.0	15.4	17.9	0.0	243.5	13.6	133.7
- -	B	CHEEZEM DEVLPT	OC-CHZM	5	2828	6.30	0.10	OCT -0.26 5.50	15.8	46.7	0.0	1.8	87.3	-4.1	15.6
S H	D	CHRISTIANA COS	NY-CST	5	2406	8.78	0.00	DEC -0.48↓ 11.50	-2.1	26.0	0.0	0.0	131.0	-5.5	27.7
- -	C	CITIZENS GROWTH	OC-CITGS	8	554	14.99	0.48	OCT 3.76 17.75	1.4	2.9	4.7	2.7	118.4	25.1	9.8
- -	*	CONGRESS ST PRP	OC-CSTP	8	1249	10.96	0.00	NOV 0.98 11.00	0.0	15.8	11.2	0.0	100.4	8.9	13.7
H B	B	COUNTRYWIDE CR	AS-CCR	7	7433	3.52	0.07	NOV 0.41 7.88	-4.5	18.9	19.2	0.9	223.9	11.6	58.6
H B	B	COUSINS PROPS	OC-COUS	8	8565	6.75	0.32	JUN 4.27 21.50	7.5	17.8	5.0	1.5	318.5	63.3	184.1
- -	E	COVINGTON TECH	OC-COVT	5	13540	1.11	0.00	SEP 0.06 1.38	-15.3	22.1	23.0	0.0	124.3	5.4	18.7
H H	E	DANAHER CORP	NY-DHR	8	10192	2.43	0.00	SEP -0.43 7.38	-7.8	5.4	0.0	0.0	303.7	-17.7	75.2
- B	D	DELTONA CORP	NY-DLT	5	5033	5.76	0.00	SEP -3.14 7.00	16.7	43.4	0.0	0.0	121.5	-54.5	35.2
- B	C	DEVEL CORP AMER	AS-DCA	5	5942	13.25	0.00	SEP 1.65 15.13	-0.8	10.0	9.2	0.0	114.2	12.5	89.9
B -	B	DISNEY (WALT)	NY-DIS	8	33019	34.37	1.20	DEC 1.22 78.38	4.9	30.9	64.2	1.5	228.0	3.5	2588.0
H B/H	A	EQUITEC FNCL GP	NY-EFG	9	5205	-0.72	0.12	OCT 1.47 11.63	-4.1	12.0	7.9	1.0	-0.0	-0.0	60.5
B/H B	A	FAIRFIELD COS	NY-FCI	5	10564	10.27\$	0.18↑	NOV 1.53 15.25 X	-2.1	4.2	10.0	1.2	148.5	14.9	161.1
B H	C	FED NATL MTG	NY-FNM	7	65837	16.91	0.16	DEC -0.87 19.00	6.3	23.5	0.0	0.8	112.4	-5.1	1250.9
- -	B	FIRST CARO INV	OC-FCARS	8	885	22.74	0.50	SEP 3.01 19.38	0.0	0.0	6.4	2.6	85.2	13.2	17.2
H/B B	B	FIRST CITY PROP	NY-FCP	5	8697	10.28	0.00	OCT 1.37↓ 12.75	-25.6	-30.1	9.3	0.0	124.0	13.3	110.9
H B	A	FLEETWOOD ENTER	NY-FLE	10	23285	10.17	0.36	OCT 2.53 28.25	2.7	7.1	11.2	1.3	277.8	24.9	657.8
- -	C	FMI FINANCIAL	OC-FMFI	7	12547	3.54	0.02	SEP 0.44↓ 6.38	-5.5	18.6	14.5	0.3	180.2	12.4	80.0
H B	B	FOREST CITY-A #	AS-FCE.A	6	3901	17.58	0.15	JUL 1.60 21.75	5.4	6.7	13.6	0.7	123.7	9.1	84.8
H B	B	FOREST CITY-B #	AS-FCE.B	6	4048	17.58	0.09	JUL 1.60 21.63	6.1	5.5	13.5	0.4	123.0	9.1	87.6
- -	C	FPA CORP	AS-FPO	5	3995	11.31	0.00	SEP 0.54 10.25	-2.4	12.3	19.0	0.0	90.6	4.8	40.9
- -	E	FRASER RLTY GRP	OC-FRAS	7	1038	10.35	0.00	MAY -2.12 4.50	12.5	38.5	0.0	0.0	43.5	-20.5	4.7
- B	C	GENERAL HOMES	OC-GHOM	4	15000	8.91	0.00	DEC 0.73 8.75	2.9	20.7	12.0	0.0	98.2	8.2	131.3
H B	C	GOLDEN WEST HMS	AS-GWH	10	3375	4.37	0.00	NOV -0.88 5.13	-14.5	2.6	0.0	0.0	117.4	-20.1	17.3
H H	C	GREAT AMER M&I	OC-GAMI	7	7030	14.67	0.00	OCT 0.14 14.00	7.7	5.7	100.0	0.0	95.4	1.0	98.4
- B	B	GRUBB & ELLIS	NY-GBE	9	13727	2.70	0.02	DEC 0.81↑ 10.63	9.0	32.9	13.1	0.2	393.7	30.0	145.9
B B	B	GULFSTREAM L&D	AS-GSD	5	4647	21.15	0.30	SEP 2.03 30.13	0.0	22.3	14.8	1.0	142.5	9.6	140.0
B B	B	HALLWOOD GROUP	NY-HWG	8	34399	1.09	0.08	OCT 0.03 1.38	-0.7	22.1	46.0	5.8	126.6	2.8	47.5
- -	*	HALLWOOD 7% PFD	NY-HWGPR	P	4255	4.00	0.56	--- 0.00 9.00	-4.1	14.2	0.0	6.2	225.0	0.0	38.3
- -	C	HAMMOND CO	OC-THCO	7	2088	4.49	0.00	DEC 0.20 6.25	19.0	31.6	31.3	0.0	139.2	4.5	13.1
- B	D	HOMAC INC	OC-HOMC	5	1887	5.71	0.00	SEP -0.09 2.50	11.1	17.4	0.0	0.0	43.8	-1.6	4.7
B B	C	HOVANIAN ENTR	AS-HOV	5	4488	5.50	0.00	NOV 1.53 16.50	0.0	26.9	10.8	0.0	300.0	27.8	74.1
- H	D	INDIANA FCL INV	OC-IFII	6	1074	7.68	0.00	DEC 0.80↓ 4.25	0.0	0.0	5.3	0.0	55.3	10.4	4.6
H/B H/B	C	INTEGRATED RES	NY-IRE	9	6590	9.37	0.00	SEP 2.62 16.13	-5.1	12.2	6.2	0.0	172.1	28.0	106.3
- B	B	JOHNSTOWN AMER	AS-JAC	9	11008	2.01	0.30	NOV 0.66 10.88	10.1	42.6	16.5	2.8	541.3	32.8	119.8
H B	B	KAUFMAN & BROAD	NY-KB	8	11089	13.56	0.40	NOV 2.97↑ 18.13	-5.2	17.0	6.1	2.2	133.7	21.9	201.0
B B	A	KOGER CO #	AS-KGR	6	9243	12.21\$	2.32↑	DEC 1.45↑ 27.25	2.8	12.4	18.8	8.5	232.2	11.9	251.9
H B	A	KOGER PROPS	NY-KOG	6	7621	2.55	2.30←	DEC 1.46↑ 27.50	-3.5	9.4	18.8	8.4	1078.4	57.3	209.6
B B	C	LANDMARK LAND	AS-LML	8	7916	-9.09	0.32	SEP -0.07 17.38	-0.7	13.0	0.0	1.8	-0.0	-0.0	137.6
H B	C	LEISURE+TECH	AS-LVX	5	3692	3.83	0.00	SEP 0.26 6.38	4.1	37.8	24.5	0.0	166.6	6.8	23.6
H B	B	LENNAR CORP	NY-LEN	4	9010	14.86	0.20	NOV 0.67 14.50	4.5	14.8	21.6	1.4	97.6	4.5	130.6
- H	C	LEVIIT CORP	AS-LVT	5	3400	5.85	0.00	SEP 1.05 7.00	1.7	36.5	6.7	0.0	119.7	17.9	23.8
- B	C	LIFETIME COMMUN	OC-LFTM	5	5310	6.35	0.00	OCT 0.11↓ 6.00	-6.0	-2.1	54.5	0.0	94.5	1.7	31.9
- -	*	LOAN AMER FNCL	OC-LAFC	7	1554	6.09	0.00	SEP 0.81 11.50	0.0	84.0	14.2	0.0	188.8	13.3	17.9
B B	A	LOMAS & NET FIN	NY-LNF	7	14555	5.46	1.16	DEC 2.57 31.50	-2.7	-0.8	12.3	3.7	576.9	47.1	458.5
- B	C	MAJOR REALTY	OC-MAJR	5	5903	1.40	0.00	NOV 0.79 8.25	-1.6	1.5	10.4	0.0	589.3	56.4	48.7
B B	A	MDC CORP	NY-MDC	4	13686	4.73	0.32	DEC 1.30↑ 13.63	-3.5	22.5	10.5	2.3	288.2	27.5	186.5
B B	B	MISSION WEST PR	AS-MSW	5	1750	10.94	0.24	NOV 0.94↓ 8.75	-2.8	7.6	9.3	2.7	80.0	8.6	15.3
- B	C	MIW INV WASH	OC-MINVS	8	3786	5.43	0.00	DEC 0.90↑ 6.88	5.8	34.1	7.6	0.0	126.7	16.6	26.0
- -	D	NATIONAL HOMES	NY-NHX	10	6904	2.65	0.00	SEP -0.21 3.63	-9.3	32.0	0.0	0.0	137.0	-7.9	25.1
- -	C	NATIONAL MTG	OC-NMTGS	5	3707	3.36	0.00	NOV 0.54 2.88	0.0	0.0	5.3	0.0	85.7	16.1	10.7
H/S H/S	E	NELSON (LB) CP	AS-LBN	5	2464	-0.79	0.00	SEP -0.63 1.88	15.3	50.4	0.0	0.0	-0.0	-0.0	4.6
- -	*	NEWHALL INV PR#	NY-NIP	6	4440	60.62\$	1.00	SEP 2.85 15.50	8.8	21.6	5.4	6.5	25.6	4.7	68.8
H/B H/B	B	NEWHALL LAND	NY-NHL	8	9004	11.59	0.64	NOV 1.53 45.38	6.2	14.2	29.7	1.4	391.5	13.2	408.6
H H	C	ORIOLE HOMES-A	AS-OHC.A	5	1963	8.87	0.15	SEP 0.63 7.38	0.0	28.3	11.7	2.0	83.2	7.1	14.5
H H	C	ORIOLE HOMES-B	AS-OHC.B	5	1979	8.87	0.20	SEP 0.63 7.38	-3.3	31.1	11.7	2.7	83.2	7.1	14.6
- -	C	PARKWAY COMPANY	OC-PKMY	5	1383	20.67	0.00	DEC 2.85↑ 19.25	1.3	4.1	6.8	0.0	93.1	13.8	26.6
H/B B	C	PEARCE URSTDT-A	AS-PUM	9	710	11.94	0.12	NOV 1.23 7.63	-1.5	3.4	6.2	1.6	63.9	10.3	5.4
- -	*	PERINI INV PR #	AS-PNV	6	3293	-2.27\$	0.00	SEP 0.32 12.75	-3.8	9.6	39.8	0.0	-0.0	-0.0	42.0

ADVISE	ST	LT	RANK	EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FEB 5	FROM-- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MILS)		
-	B	-	*	PERINI INV PFD	AS-PNVP	P	1500	10.00	1.10	---	0.00	10.88	-6.4	8.8	0.0	108.8	0.0	16.3	
-	B	-	*	PRINCETVILLE DEV	OC-PVDC	5	8740	3.26	0.16	← NOV	0.02	5.88	4.4	23.8	294.0	2.7	180.4	0.6	51.4
-	-	-	C	PROP INV COLO	OC-PRCLS	5	4945	2.32	0.00	SEP	-0.22	4.13	57.0	119.7	0.0	0.0	178.0	-9.5	20.4
-	H	B/H	A	PULTE HOME CP	NY-PHM	4	23507	6.01	0.12	← DEC	0.65	19.63	-4.8	6.1	30.2	0.6	326.6	10.8	461.4
H	H/B	U	D	PURITA GORDA	AS-PGA	5	2787	3.52	0.00	SEP	-1.66	7.75	29.2	47.6	0.0	0.0	220.2	-47.2	21.6
-	-	-	C	RADICE CORP	OC-RADC	5	5148	3.58	0.00	DEC	1.28	10.50	0.0	20.0	8.2	0.0	293.3	35.8	54.1
-	-	-	C Y	READING CO	OC-RDCG	6	3392	10.85	0.00	SEP	1.78	22.13	-3.8	12.1	12.4	0.0	204.0	16.4	75.1
-	-	-	C	REALAMERICA CO	OC-RACO	6	3600	3.33	0.00	AUG	-0.32	3.50	0.0	0.0	0.0	0.0	105.1	-9.6	12.6
-	H	B	B	REDMAN INDUST	NY-RE	10	9753	6.91	0.30	DEC	0.51	10.63	-11.4	9.0	20.8	2.8	153.8	7.4	103.7
-	B	-	C	RIVER OAKS INDS	NY-ROI	10	10381	1.30	0.00	DEC	0.41	7.00	-8.3	16.7	17.1	0.0	538.5	31.5	72.7
-	-	-	*	ROCKWOOD NATL	PS-RWC	5	9002	1.50	0.00	DEC	0.16	2.81	6.8	36.4	17.6	0.0	187.3	10.7	25.3
H	H/B	A	A	ROUSE CO	OC-ROUS	6	15254	12.77\$	1.08	↑ SEP	1.89	41.25	-0.6	21.3	21.8	2.6	323.0	14.8	629.2
H	B	B	B	RYAN HOMES	NY-RYN	4	6813	18.72	1.00	DEC	1.69	25.25	-8.6	-2.9	14.9	4.0	134.9	9.0	172.0
H	B	A	A	RYLAND GROUP	NY-RYL	4	6066	11.03	0.60	DEC	1.52	24.75	3.1	16.5	16.3	2.4	224.4	13.8	150.1
B	B	↓	C	SAUL (BFI) REIT	NY-BFS	6	5667	4.12\$	0.20	DEC	-0.54	16.88	-0.7	0.0	0.0	1.2	409.7	-13.1	95.7
H	B/H	B	B	SECURITY CAPITL	AS-SCG	7	6147	-9.35	0.16	DEC	1.75	14.75	4.4	13.5	8.4	1.1	-0.0	-0.0	90.7
H	B	B	B	SKYLINE CORP	NY-SKY	10	11217	10.71	0.43	NOV	0.71	16.38	-3.0	2.4	23.1	2.9	152.9	6.6	183.7
-	-	-	D Y	SO ATLANTIC FIN	OC-SOAF	6	2973	1.76	0.00	SEP	-1.14	3.00	0.0	4.2	0.0	0.0	170.5	-64.8	8.9
-	H/S	B	B	SOUTHLAND FINCL	OC-SFIN	6	16701	14.14	0.52	SEP	1.25	29.00	-0.9	-7.2	23.2	1.8	205.1	8.8	484.3
B	B	B	B	SOUTHWEST CORP	NY-SM	8	34887	10.08	0.20	← DEC	1.68	7.50 X	0.7	11.1	4.5	2.7	74.4	16.7	261.7
-	B	B	B	SOUTHWEST RLTY#	OC-SSRPZ	6	3442	7.90\$	1.32	← SEP	1.09	12.50	0.0	6.4	11.5	10.6	158.2	13.8	43.0
H	B	B	C	STARRETT HSG	AS-SHO	5	5256	3.36	0.00	SEP	0.81	19.00	13.4	25.6	23.5	0.0	565.5	24.1	99.9
H	-	B	B	STD PACIFIC	NY-SPF	4	5066	15.15	0.60	DEC	2.58	25.13	2.6	39.6	9.7	2.4	165.9	17.0	127.3
-	B	B	B	SUNLITE INC	OC-SNLT	8	4258	5.05	0.00	DEC	0.08	3.63	0.0	3.7	45.4	0.0	71.9	1.6	15.5
H	H	H	C	THACKERAY CORP	NY-THK	8	5107	-1.26	0.00	SEP	-0.15	7.75	1.6	21.5	0.0	0.0	-0.0	-0.0	39.6
-	H	H	C	TIERCO GF INC	OC-TIER	6	2101	10.46	0.00	SEP	-0.38	8.25	-2.9	3.1	0.0	0.0	78.9	-3.6	17.3
H	B	B	B	TRANSAMER RLTY	NY-TAR	6	2841	13.82	1.00	NOV	1.49	12.25	-1.1	5.3	8.2	8.2	88.6	10.8	34.8
H/B	B	B	C	TRI-SOUTH INV	NY-TSI	7	6716	9.00	0.00	DEC	0.96	5.75	-2.2	-6.2	6.0	0.0	63.9	10.7	38.6
Z	Z	Z	Z	UNICORP AMER	AS-UAC	6	110659	0.45\$	0.00	DEC	0.05	0.81	8.0	17.4	16.2	0.0	180.0	11.1	89.6
-	-	-	*	UNICORP B PFD	AS-UAC.B	P	2196	12.50	0.75	---	0.00	14.88	1.7	21.5	0.0	5.0	119.0	0.0	32.7
-	-	-	C	UNIVERSAL DEV	OC-UDCO	5	6015	6.51	0.10	SEP	1.57	22.50	21.6	80.0	14.3	0.4	345.6	24.1	135.3
-	-	-	*	US CAPITAL CORP	OC-USCC	5	8270	3.48	0.00	OCT	0.67	4.50	24.0	80.0	6.7	0.0	129.3	19.3	37.2
B	B	B	B	U S HOME CORP	NY-UH	4	34630	7.72	0.08	DEC	-1.27	8.38	4.8	34.1	0.0	1.0	108.5	-16.5	290.2
-	-	-	C	US MUTUAL FINCL	OC-USMR	7	4359	4.38	0.00	SEP	-0.05	2.88	4.7	-1.0	0.0	0.0	65.8	-1.1	12.6
Z	Z	Z	Z	US SHELTER CORP	OC-USSS	9	9745	3.14	0.12	SEP	0.19	4.88	22.0	34.4	25.7	2.5	155.4	6.1	47.6
-	-	-	*	VAN SCHAAK & CO	OC-VANS	9	1397	11.93	0.15	SEP	0.43	9.50	-5.0	8.6	22.1	1.6	79.6	3.6	13.3
-	-	-	C	VYQUEST INC	OC-VYQT	10	3838	5.30	0.00	NOV	0.71	7.50	-1.7	46.2	10.6	0.0	141.5	13.4	28.8
H	H	B	C	WASHINGTON CP	PH-TWC.X	5	2170	4.27	0.00	SEP	0.71	3.25	8.3	30.0	4.6	0.0	76.1	16.6	7.1
B	B	B	C	WEBB (DEL E) CP	NY-WBB	8	7670	13.75	0.20	DEC	1.64	20.63	-4.0	-4.0	12.6	1.0	150.0	11.9	158.2
H	B	B	B	WRITER CORP	OC-WRTC	5	4120	8.62	0.15	SEP	0.56	8.75	0.0	16.7	15.6	1.7	101.5	6.5	36.1
H	B	B	B	ZIMMER CORP	AS-ZIM	10	4654	5.44	0.10	← DEC	-0.10	7.75 X	-8.5	3.3	0.0	1.3	142.5	-1.8	36.1

REALTY STOCK GROUP ACTION SUMMARY

This table summarizes averages of fundamental data for 10 groups developed by REALTY STOCK REVIEW to aid investors. Descriptions of each group and its key number are at left below; the key number showing the group into which each stock falls is

shown following the stock symbol on Pages 6-8. For quick reference, stocks are listed alphabetically in two major categories: Qualified real estate investment trusts (REITs).....Page 6 Operating companies and business trusts (former REITs).....Page 7-8

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANN DIV	EARN DIV	LAST PRICE	% CHNG FEB 5	FROM-- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
1 PROPERTY REITS	29	1	30	4010	13.21	1.54	1.06	18.51	0.7	5.9	17.5	8.3	140.2	8.0	2443.5
2 PROP & MTG COMB REITS	13	3	16	4191	12.85	1.38	2.30	18.34	0.8	3.4	8.0	7.5	142.7	17.9	1421.0
3 MORTGAGE REITS	13	3	16	5634	13.91	1.67	2.02	16.92	-0.3	4.4	8.4	9.9	121.7	14.5	1569.3
F FINITE-LIFE REITS	6	1	7	3893	11.51	0.96	0.72	13.25	0.4	3.8	18.4	7.2	115.1	6.2	339.9
4 MAJOR HOMEBUILDERS	8	1	9	14861	11.45	0.35	1.13	18.47	-0.3	15.6	16.3	1.9	161.3	9.9	2173.6
5 OTHER BLDRS/DEVELOPERS	9	28	37	4776	6.59	0.04	0.47	8.86	2.9	20.9	18.3	0.5	134.6	7.2	1555.2
6 INCOME PROP BLDG/OWNR	11	9	20	10502	11.26	0.51	0.32	15.80	0.2	7.5	19.2	3.2	140.4	7.3	2353.9
7 MORTGAGE BANKER/FINANCE	6	9	15	9479	6.25	0.27	0.50	11.21	3.8	18.9	22.5	2.4	179.3	8.0	2293.9
8 DIVERSIFIED RLTY&HOLDING	11	7	18	10660	8.65	0.25	1.33	17.02	2.0	14.8	12.8	1.5	196.8	15.3	4335.9
9 RLTY SVCS/SYNDICATOR	6	2	8	6457	5.36	0.10	0.88	9.82	0.8	17.2	11.1	1.1	183.1	16.5	522.5
10 MANUFACTURED HOUSING	4	5	9	12117	5.38	0.14	0.43	10.00	-4.1	10.1	23.1	1.4	186.0	8.0	1258.9
P PREFERRED STOCKS			3	2650	8.33	0.80	0.00	11.59	-2.5	15.4	NC	6.9	131.2	NC	87.3
L LIQUIDATING COS			2	9138	3.18	7.75	27.36	7.94	-1.5	-5.2	NC	97.6	249.7	NC	53.2
OVERALL AVERAGE			190	7135	9.82	0.68	1.03	14.40	0.9	10.0	13.9	4.8	146.7	10.6	20408.1
DOW JONES INDUSTRIALS							108.11	1280.59	-0.4	5.7	11.8	4.7			

NOTE: LIQUIDATING COMPANIES AND PREFERRED STOCKS INCLUDED ONLY IN COMPANY AND MARKET VALUE AGGREGATES; NOT INCLUDED IN OVERALL AVERAGES.

NOTES TO COMPARATIVE STATISTICS PAGES 6-8

Facts are displayed on a per-share basis to facilitate comparison of stocks within industry groups, which are numbered as in the Fundamental Averages table above. Only historical data, or annualizations of latest quarterly data, are used and thus earnings should not be read as estimates.

Annualized Dividend and Yield: The posted annual dividend rate is used for all entities except for many qualified REITs. These REITs pay their approximate earnings or net cash flow for each quarter instead of an annual rate, since REITs must pay 95% of earnings to shareholders in order to qualify for exemption from Federal income taxes. Since these REIT dividends may vary from quarter to quarter, the "Annualized Dividend" used is the latest quarterly (or monthly) payout multiplied by four (or 12), adjusted for any capital gains or special payouts; the rate is not guaranteed. Exceptions are listed below.

Earnings and Price/Earnings Ratio: Except for cash flow companies (see below), earnings shown are the trailing 12 months' earnings per share. Book value per share is tangible net worth per share after deducting intangibles (goodwill, unamortized debt discount and expense, etc.); it does not reflect appreciation in asset values for which see Appraised Values table, page 5.

Cash flow entities are denoted with the symbol "#" after their name and are entities for whom net cash flow provides the most meaningful measure of results. For them, trailing net cash flow (calculated as net income plus depreciation less mortgage amortization)

is substituted for earnings. Accumulated depreciation is added to historic book value for consistency.

Arrows denote new earnings or dividends or Ranking changes and show direction. Operating income only is used for comparing REITs. # = Net cash flow. See above. -0.0 in "% Price to book Value" indicates negative book value. Bid prices are shown for all over-the-counter stocks. Exchanges: PH=Philadelphia SE; BO=Boston SE; PS=Pacific SE. VJ = in bankruptcy reorganization; Y = Reorganized in Ch. XI. P = Paired stock. \$ = Appraised value reported; see page 5.

Trailing 12 months EPS or cash flow include non-recurring income. Trailing 12 months dividends for: REIT of California, USP REIT, Realty REIT, Property Capital Trust, Lomas & Nettleton Mtg., L&N Housing, Americana Hotels, Commonwealth Realty. Congress Street Properties EPS for 11 mo. period. Princeville Dev. EPS for period 11/15/85-11/30/85. General Growth Eps and dividend do not include sale gains. Sunstates deleted pending issuance of new shares resulting from Sunstates/Treco merger.

ADJUSTED: Lomas & Nettleton Mortgage 3-for-2 stock paid 2/19/85. GROUP CHANGE: American Continental to Diversified Realty.

MDC Corp. to Major Homebuilders. INSERTED: Calton Inc. in Other Builders/Developers. ICM Property Investors in Prop. & Mtg. Combination REIT. Mellon Participating Mortgage Trust in Finite-Life REIT.